

NEIGHBORHOOD PLANNING & ZONING

THE INTERIM PLANNING OVERLAY DISTRICT

MISSION



HILL

A PLAN TO MANAGE GROWTH

CITY OF BOSTON □ RAYMOND L. FLYNN, MAYOR

BOSTON REDEVELOPMENT AUTHORITY □ THEODORE S. CHANDLER, Acting Director

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KANE SIMONIAN, Secretary

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MISSION HILL INTERIM PLANNING
OVERLAY DISTRICT

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LETTER FROM THE MAYOR

Mr. Clarence A. Jones, Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Jones:

The proposed Mission Hill Interim Plan represents the most recent example of the city's effort to bring about a neighborhood transformation through a collaborative effort between the city and the community. Similar plans adopted for West Roxbury, the proposed community-oriented neighborhood plan for the West End, and the new open space network.



The Mission Hill IPD has emerged from open community meetings held over the past two years under the direction of the Mission Hill Planning and Zoning Advisory Committee (IPZAC). This grass roots approach has produced interim regulations which will help to preserve the quality of life in this neighborhood while the community planning necessary to establish permanent zoning and adopt a comprehensive neighborhood plan is undertaken.

From the IPD planning effort have emerged a number of planning and zoning proposals including:

- Establishment of height standards to ensure that new development is consistent with Mission Hill's scale and character;
- Definition of increased parking requirements for new residential development; identification of transportation access plan requirements for residential, commercial and institutional uses; and preparation of a Transportation Master



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

March 12, 1992

Mr. Clarence J. Jones, Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Jones:

The proposed Mission Hill Interim Planning Overlay District (IPOD) represents the most recent example of the citizen-oriented planning and zoning process taking place in neighborhoods throughout the city of Boston. This proposal reflects two years of collaborative effort between city departments and residents of Mission Hill. Like similar plans adopted for Allston-Brighton, East Boston, Roxbury, Jamaica Plain, and West Roxbury, the proposed Mission Hill guidelines will preserve the character of the community, enhance neighborhood business districts, and protect, maintain and create new open space resources.

The Mission Hill IPOD has emerged from open community meetings held over the past two years under the direction of the Mission Hill Planning and Zoning Advisory Committee (PZAC). This grass roots approach has produced interim regulations which will help to preserve the quality of life in this neighborhood while the community planning necessary to establish permanent zoning and adopt a comprehensive neighborhood plan is undertaken.

From the IPOD planning effort have emerged a number of planning and zoning proposals, including:

- o Establishment of interim height standards to ensure that new development is consistent with Mission Hill's scale and character;
- o Definition of increased parking requirements for new residential development; identification of transportation access plan requirements for residential, commercial and institutional uses; and preparation of a Transportation Master

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Plan for the entire neighborhood, to be completed by the Boston Transportation Department in cooperation with the Mission Hill community;

- o Preparation of an Open Space Plan to preserve and protect the neighborhood's existing parks and recreational areas, as well as create new public open space;
- o Establishment of five Boulevard Planning Districts, which all act as important gateways to and through the community;
- o The requirement of Institutional Master Plans by Mission Hill institutions, and the review of these plans by the community in concert with the Boston Redevelopment Authority;
- o The preparation of comprehensive planning studies for the Brigham Circle neighborhood business district, as well as for the Parker Street, Francis Street and New England Baptist Hospital areas;
- o Controls on the demolition of existing structures;
- o Analysis of the potential establishment of a Light Manufacturing Zone (LMZ) to encourage industrial development which will create jobs for the community; and
- o Development of neighborhood design guidelines to enhance the aesthetic design character of the community.

These interim planning and zoning proposals, and the 12-month process during which new permanent zoning will be established, take advantage of Mission Hill's potential while safeguarding the character of the community so evident in every area of the neighborhood. It is with pleasure that I forward these proposals to you for your approval.

I want to take this opportunity to thank the members of the Mission Hill Planning and Zoning Advisory Committee as well as the residents of Mission Hill who helped to shape this interim plan. They have contributed their ideas and insights toward making Mission Hill a better place to live. We appreciate their efforts, and look forward to working with them during the development of permanent zoning regulations for Mission Hill.

Sincerely,

Raymond L. Flynn
Mayor of Boston

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LETTER FROM NEIGHBORHOOD PLANNING AND ZONING COMMITTEE CHAIRPERSON

Chair,
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Javar:

During the Spring and Summer of 1977, the Neighborhood Planning and Zoning Committee began the first of its work in the Mission Hill community for an urban renewal project under the direction and guidance of the Boston Redevelopment Authority.

The NZAC consists of representatives of all of the community's major organizations. The Committee met in a series of meetings in a neighborhood hall to discuss the community's concerns for the area. An Amendment appropriate to the area is being prepared. It is located in the LMA, at their request, to review development plans of the individuals. In addition, this group reviewed material presented to the community and the needs and requirements of the Mission Hill community were addressed in the process.

The IPDO Amendment recommends land use policies that are designed to protect the residential character of Mission Hill, prevent future encroachment of inappropriate institutional, industrial and commercial uses into the neighborhood, encourage a comprehensive study of open space, urban design, historic district needs, in addition to the ever important issues of transportation and parking. It establishes height standards, appropriate notification to abutters of development proposals and a process for thorough community review of institutional master plans. The review of institutional master plans is necessary to ensure that the character of the neighborhood is protected from the negative impacts of institutional encroachment.

We feel that the neighborhood's history will represent a critical element of the City's economy in the 1970s. It is in anticipation of this growth that potential development of various of the long-term Mission Hill upon the Mission Hill neighborhood must be appropriately designed and addressed. The BRA, working with the community, will engage the institutions in a long planning process to accomplish our objectives of



MISSION HILL PLANNING AND ZONING ADVISORY COMMITTEE

Mr. Clarence J. Jones
Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Jones:

During the Spring and Summer of 1989, the Mission Hill Planning and Zoning Advisory Committee began the lengthy process of ascertaining the needs of the Mission Hill community for an Interim Planning Overlay District (IPOD). This effort was conducted under the direction and guidance of the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority, who provided the staff needed to accomplish this task.

The PZAC consists of neighborhood residents, merchants, as well as institutional representatives, all of whom have devoted substantial time and energy to this process. The Committee met bi-monthly over a two year period, conducting a series of public meetings in a recognized community location in the Mission Hill neighborhood. The community's concerns have been discussed in the context of drafting an IPOD Zoning Amendment appropriate for Mission Hill. The PZAC also met at various institutions located in the LMA, at their request, to review development plans of the institutions. In addition, this group revised, examined, toured, and spoke with neighbors to ensure that the needs and requirements of the Mission Hill community were addressed in this process.

The IPOD Amendment recommends land use policies that are intended to protect the residential character of Mission Hill, prevent future encroachment of incompatible institutional, industrial and commercial uses into the neighborhood, encourage a comprehensive study of open space, urban design, business district needs, in addition to the ever important issues of transportation and parking. It establishes height standards, appropriate notification to abutters of demolition proposals and a process for thorough community review of institutional master plans. The review of institutional master plans is necessary to ensure that the community is protected from the negative impacts of institutional expansion.

We feel that the health care industry will represent a critical element of the City's economy in the 1990's. It is in anticipation of this growth that potential development impacts of the Longwood Medical Area upon the Mission Hill neighborhood must be appropriately analyzed and addressed. The BRA, working with the community, will engage the institutions in a joint planning process to accomplish our objectives of

Improving the quality of life in our neighborhood. In order to accomplish the objectives of the Mission Hill IPOD, it will be necessary to establish a partnership between the institutions within the Longwood Medical Area and the Mission Hill community which will serve to eliminate the negative impacts of LMA growth on the neighborhood.

The Mission Hill PZAC believes that the first phase of the IPOD has been completed through an open process which has provided a forum for all members of the community. We believe that this issue is now ready for review and action by the Boston Redevelopment Authority. Once your approval is granted, we believe that this cooperative effort will allow us to proceed further, together with community residents, to draft a permanent zoning plan for Mission Hill, as has occurred in other neighborhoods.

I would like to offer special thanks to my colleagues on the Zoning Committee for their dedication during this process, and to the Boston Redevelopment Authority for its valuable help.

Sincerely,

Kelly Farquharson
Chairperson
Mission Hill Planning and
Zoning Advisory Committee

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NEIGHBORHOOD PLANNING AND ZONING



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Reverting to each city's current status either through the Interim Planning Overlay District (IPOD) process, or through citizen-initiated planning proposals to directly amend zoning in an area. In many instances, the planning process begins with the appointment by the Mayor of an Advisory Committee nominated from the community, or by the official recognition of a Citizens' Review Committee (CRC) consisting of residents and local business leaders and property owners. The Mayor's Office of Neighborhood Services oversees community meetings and provides organizational assistance. The BPA provides guidance in land use analysis and policy recommendations. After defining the geographic area of focus, the group then establishes goals and objectives for the area and issues to be addressed. The BPA then works with the designated community planning group to design specific zoning regulations to address these issues and to achieve defined goals and objectives. The zoning regulations are presented to the BPA Board, then to the Planning Commission for adoption, and finally to the Mayor for his approval.

NEIGHBORHOOD PLANNING AND ZONING

Boston is in the midst of an unprecedented community-based planning process. The Flynn Administration is dedicated to a balanced growth approach to economic development predicated on an open community process. The central premise of this approach is that community planning works best when it is fashioned by the community.

Simultaneously with the planning for the downtown, city officials have been working with numerous citizen groups to develop specific neighborhood planning and zoning initiatives and to review major projects and land disposition policies. The planning process gives special attention to each neighborhood and provides communities with a significant role in shaping land use controls to meet the individual needs of their neighborhoods. This process involves interested citizens participating in meetings with representatives of the BRA and other city departments.

Interim and final zoning have been completed for the Harborpark neighborhoods from the Charlestown waterfront to the Neponset River, and for Roxbury, Allston-Brighton, and Dorchester Avenue. Interim zoning has been adopted for East Boston, Jamaica Plain, West Roxbury and the St. Vincent's neighborhood of South Boston. Residents of the North End, South End, Charlestown and Fenway-Kenmore are now working with the BRA and the Mayor's Office of Neighborhood Services on planning which will lead to permanent zoning that responds to particular issues raised by these neighborhoods. Key issues include the need to protect residential areas from encroachment by commercial uses, the need for the preservation of open space, and the control of traffic and parking. Each neighborhood planning area is subdivided into districts to undergo more comprehensive review. Over the next few years, all of the neighborhoods across the city will be rezoned through the community planning process.

Rezoning in each neighborhood occurs either through the Interim Planning Overlay District (IPOD) process, or through citizen-initiated planning proposals to directly amend zoning in an area. In many instances, the planning process begins with the appointment by the Mayor of an Advisory Committee nominated from the community, or by the official recognition of a Citizens' Review Committee (CRC) consisting of residents and local business leaders and property owners. The Mayor's Office of Neighborhood Services attends community meetings and provides organizational assistance. The BRA provides leadership in land use analysis and policy recommendations. After defining the geographical area of focus, the group then establishes goals and objectives for the area and issues to be addressed. The BRA then works with the designated community planning group to design specific zoning regulations to address these issues and to achieve defined goals and objectives. The zoning regulations are presented to the BRA Board, then to the Zoning Commission for adoption, and finally to the Mayor for his approval.

Not surprisingly, many of Boston's neighborhoods are experiencing similar development pressures and similar planning concerns. In response, policy initiatives are developed as concepts and then refined to address the specific characteristics of particular areas.

The status of proposed zoning in each of the neighborhoods as of February 1992 is as follows:

Harborpark. The twelve-member Harborpark Advisory Committee was appointed by the Mayor in 1985 to help devise a plan to protect the entire length of Boston Harbor as both a recreational and a maritime industrial resource, to preserve sight lines and views, and to provide access to the public along the waterfront. The Interim Planning Overlay District regulations for Harborpark were adopted by the Zoning Commission in March 1987. The final zoning regulations for the Harborpark neighborhoods from Charlestown to the Neponset River were adopted in 1990.

Port Norfolk. The Port Norfolk Interim Planning Overlay District was adopted in September 1985. The Planning and Zoning Advisory Committee was appointed in September 1986. Since that time the group and the BRA have developed new zoning which was approved by the Zoning Commission in June 1988.

North End. A height limit of 55' was adopted for the North End on March 24, 1985, together with a Restricted Roof Structure Overlay District requiring Board of Appeal approval for construction of roof structures. Planning sessions with the North End Waterfront Neighborhood Council concerning other land use and zoning issues and potential changes to their current zoning are underway.

Boylston Street. The Citizen's Review Committee was formed in March 1985 to transform Boylston Street into the major boulevard that it was originally planned to be. The group focussed on design, capital improvements, and traffic and transportation issues. In April, 1986, the Boylston Street Interim Planning Overlay District was adopted by the Zoning Commission, setting interim design regulations for height, bulk, and roofline setbacks. The Zoning Commission adopted permanent zoning in March 1987.

Roxbury. Members of the Planning Advisory Committee voted August 7, 1986, at a Roxbury town meeting to begin working with the BRA to develop new zoning regulations for Roxbury. After numerous working sessions and community meetings, the Roxbury Interim Planning Overlay District was adopted by the community, and then, in August 1987, approved by the Zoning Commission. Permanent zoning was adopted in April, 1991, and provides a framework for a neighborhood-based economy and enhancement of residential areas.

Allston-Brighton. The Allston-Brighton Planning and Zoning Advisory Committee was appointed in January 1986 and began work with the BRA and Mayor's Office of

Neighborhood Services to develop an Interim Planning Overlay District. Adopted in August 1987, the interim plan included provisions for zoning, transportation, open space, economic development, and design studies. The new zoning was adopted in November 1991 and includes Institutional Master Plan requirements and Conservation Protection, Residential, Neighborhood Business, Open Space and Manufacturing Subdistricts, in addition to Economic Development Areas and Design Overlay Districts.

Dorchester. A Dorchester Avenue Interim Planning Overlay District was adopted in September 1988 to facilitate a comprehensive land-use analysis of Dorchester Avenue in order to determine traffic and transportation needs as well as a study of industrial, commercial, residential, institutional, and local business uses in the area. Design Guidelines for Dorchester Avenue and the new zoning were adopted by the Zoning Commission in February 1992.

East Boston. Beginning in July 1986, the BRA and the Mayor's Office of Neighborhood Services met approximately twice monthly with the East Boston Planning and Zoning Advisory Committee to develop the East Boston Interim Planning Overlay District. The interim zoning was approved in June 1988, and planning is now underway which will lead to new zoning for East Boston by Summer 1992.

Mission Hill. In November 1988 the Mission Hill Planning and Zoning Advisory Committee was appointed, and the committee has been meeting bi-monthly since that time to establish an Interim Planning Overlay District. The IPOD has received community review and approval and will be reviewed by the BRA Board in March 1992.

West Roxbury. The Zoning Advisory Committee of the West Roxbury Neighborhood Council worked in 1988 and 1989 to draft the Interim Planning Overlay District. A series of community meetings were held throughout these years to develop planning objectives and interim zoning regulations. Adopted in December 1989, the interim zoning plan includes provisions to maintain the predominant low density residential character of West Roxbury, enhance the quality of the open space resources in the neighborhood, and upgrade local business districts. Permanent zoning is expected to be completed by Summer 1992.

Charlestown. In response to the intense development pressures in this already densely populated area, the community currently is in the process of establishing an Interim Planning Overlay District through the Charlestown Neighborhood Council. The BRA has initiated parking and density analyses preliminary to the formulation of new planning and zoning guidelines.

Jamaica Plain. In November 1987, the Jamaica Plain Neighborhood Council's Zoning Committee began a series of twelve community meetings for the purpose of establishing an Interim Planning Overlay District and receiving input from neighborhood residents on planning and zoning issues. The Jamaica Plain Interim

Planning Overlay District was adopted by the community and approved by the Zoning Commission in March, 1989. The interim plan includes provisions for zoning, transportation, open space, economic development and urban design studies. The studies will lead to permanent land-use regulations for the neighborhood which are expected to be completed by Summer 1992.

Fort Point Channel. Through the efforts of the Fort Point Channel Advisory Committee and the South Boston neighborhood, new planning regulations in the Fort Point Channel area were adopted by the Zoning Commission in 1991. These efforts included analysis of the impacts of downtown development, commercial traffic, and local residential development in the area, as well as major public works projects such as the Seaport Access Road and construction of a Third Harbor Crossing.

South End. Two major zoning initiatives for the South End were approved by the Zoning Commission in September, 1987. One reduced building bulk by approximately fifty percent in areas in which existing regulations allowed apartment buildings. The other established a Density Limitation Overlay District which limits the number of small one and two bedroom units in each structure, depending on the number of floors in the structure. The BRA is now engaged in a Master Plan Process with the South End community to address other land use and zoning issues, disposition of the SENHI phase two parcels and other BRA-owned parcels, and other planning, revitalization and urban design issues on Washington Street.

South Boston. Planning and zoning analyses have begun in portions of South Boston in the Harborpark and Fort Point Channel areas. An IPOD for the St. Vincent's neighborhood was adopted. Discussions with the community concerning planning and zoning issues in the core of the residential community will begin in 1992 and will build upon other analyses.

Fenway-Kenmore. The Fenway-Kenmore neighborhood currently is involved in discussions with the BRA and Mayor's Office of Neighborhood Services concerning planning and zoning issues and establishing an Interim Planning Overlay District to specifically address the protection of the West Fenway residential neighborhood in addition to the management of economic development in the Brookline Avenue area.

Hyde Park. Discussions with the Hyde Park community concerning an Interim Planning Overlay District for Hyde Park Avenue began in the summer of 1988. When Hyde Park Avenue planning and revised zoning has been completed, discussions concerning broader planning and zoning issues in Hyde Park will begin in late 1992.

Roslindale. On October 29, 1985 the Zoning Commission adopted a map change from manufacturing to residential use. This citizen-initiated rezoning included 13.5 acres. Forty residents signed the petition of support to the Zoning Commission. Discussion with the Roslindale community concerning broader planning and zoning issues will begin in 1992.

Mattapan. Background land use analyses have been initiated by the BRA and discussions with the Mattapan community concerning planning and zoning issues will begin in the fall of 1992.

STEP 1 Formulation of Neighborhood
Objectives

STEP 2 Community Review Process

STEP 3 Zoning-Interim Controls

STEP 4 District Planning
Special Studies
Project Reviews

STEP 5 Final Zoning Ordinance
Final Plan

Community Based Planning

STEP 1 Formulation of Neighborhood
Objectives

STEP 2 Community Review Process

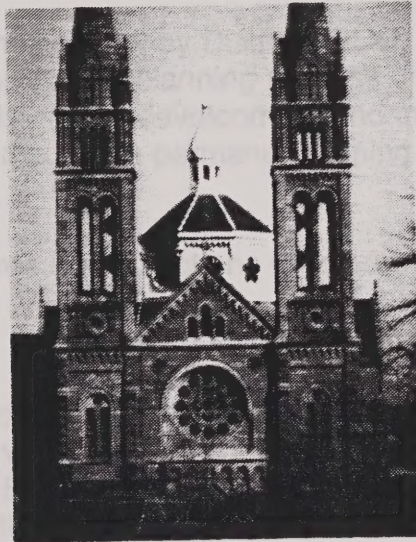
STEP 3 Zoning-Interim Controls

STEP 4 District Planning
Special Studies
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STEP 5 Final Zoning Ordinance
Final Plan



SUMMARY OF MISSION HILL PLAN



The Mission Hill Incentive Plan is the result of the broad based community planning process which will be completed by the community.

The IPOD document has the following sections:

I. APPLICABILITY

Generally, all proposed projects requiring a building or use permit are subject to the IPOD. The IPOD applies to all proposed projects, including residential projects, and not those additional projects which are exempt from the Incentive Planning Permit requirement as long as they comply with Incentive Height Standards and Incentive Parking Controls. In Special Study Areas, however, all proposed projects are required to obtain an Incentive Planning Permit.

Projects do not require an IPOD permit if application has been made for a building permit prior to the first notice of hearing before the Zoning Commission for adoption of the action provided that any proposed zoning relief is granted thereafter. The IPOD does not apply to any proposed PDA project or site for which a PDA development plan has been approved by the BFA and Zoning Commission before the first notice of public hearing on this action.

IPOD Boundaries

IPOD boundaries for the Mission Hill District begin in Brigham Circle at Francis Street and extend northwest along Huntington Avenue to Evans Way, east along Evans Way to Louis Prang Street, east along Louis Prang Street to Huntington Avenue, northeast along Huntington Avenue to Parker Street, south on Parker Street to Ruggles Street, east on Ruggles Street, south on Tremont Street to

SUMMARY OF THE MISSION HILL PLAN

In each of Boston's neighborhoods, a positive vision for the future of the neighborhood is shaped by its residents. In Mission Hill, over the past two (2) years, the Planning and Zoning Advisory Committee (PZAC) has been working in partnership with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority to identify neighborhood planning objectives for Mission Hill. Major issues have included the preservation of the residential character of the community, the management of institutional growth, the reduction of traffic congestion, the revitalization of neighborhood business districts, and the protection of open space.

The Mission Hill Interim Planning Overlay District (IPOD) zoning amendment is a direct result of the broad based community planning process undertaken over the past several years. The IPOD will control development and initiate a comprehensive planning process which will result in a permanent zoning plan for the Mission Hill community.

The IPOD document has three major sections which are summarized below.

I. APPLICABILITY

Generally, all proposed projects within the Mission Hill IPOD which require a building or use permit will also require an Interim Planning Permit. This Permit is granted by the City of Boston Board of Appeal. Certain projects, including residential projects of three or fewer units which do not create additional units, are exempt from the Interim Planning Permit requirement as long as they comply with Interim Height Standards and Interim Parking Controls. In Special Study Areas, however, all proposed projects are required to obtain an Interim Planning Permit.

Projects do not require an IPOD permit if application has been made for a building permit prior to the first notice of hearing before the Zoning Commission for adoption of the article provided that any required zoning relief is granted thereafter. The IPOD does not apply to any proposed PDA project or site for which a PDA development plan has been approved by the BRA and Zoning Commission before the first notice of public hearing on this article.

IPOD Boundaries

IPOD boundaries for the Mission Hill District begin in Brigham Circle at Francis Street and extend northeast along Huntington Avenue to Evans Way, north along Evans Way to Louis Prang Street, east along Louis Prang Street to Huntington Avenue, northeast along Huntington Avenue to Parker Street, south on Parker Street to Ruggles Street, east on Ruggles Street, south on Tremont Street to

Roxbury Crossing, south on Columbus Avenue to New Heath Street, west along New Heath Street to the MBTA right-of-way, south along the MBTA right-of-way to Heath Street, northwest on Heath Street to South Huntington Avenue, northwest on South Huntington Avenue to Craftson Way, west on Craftson Way to the Jamaica Way, north along the Jamaica Way to Brookline Avenue, north on Brookline Avenue to Fenwood Road, east on Fenwood Road to Vining Street, north on Vining Street, east on Francis Street to Huntington Avenue and Brigham Circle.

1. Vehicle Height Standards

- a. Thirty-five foot height standards in every along side street, except for the E-1 district, where the standard is 40.
- b. Five hundred feet with no existing zoning height with M-1, M-2, M-3, L-2 and M-3; new have an interim height standard of 35.

2. Off-Street Parking

- a. Revised off-street parking requirements for newly proposed residential units are as follows:

Gross Floor Area of Dwelling Unit	Off-Street Parking Spaces Required for Each Unit
Less than 200 sq ft.	1.50
200 sq ft. - 1,000 sq ft.	1.75
Over 1,000 sq ft.	2.00

- b. Low-income Elderly Housing requires 3 space per dwelling unit.

3. Institutional Development Review

The expansion of institutional uses in Mission Hill impacts the residential neighborhoods by increasing vehicular traffic, increasing the need for city services, and often removing available land brought by the community or open space, or local residential, industrial or commercial development. Institutional development should be carefully reviewed in order to minimize impacts and maximize public benefits. A proposed project which includes an institutional use within the Mission Hill PCO Study Area shall be granted an Interim Planning Permit only if such project is in conformity with an Institutional Master Plan. The Mission Hill PCO or its successor organization will review and comment on a Institutional Master Plan in coordination with the Boston Redevelopment Authority's process for review and approval of master plans and development projects. For all institutions

II. INTERIM ZONING REGULATIONS

The zoning regulations in the Interim Planning Overlay District, together with the underlying zoning, will control development in the neighborhood for the next two years while permanent zoning is undertaken. A number of new regulations in the IPOD are designed to protect the community while comprehensive planning and zoning studies are conducted and new permanent zoning is developed.

1. Interim Height Standards

- o Thirty-five foot height standards in every zoning subdistrict, except for the B-1 district, where the standard is 40'.
- o Five subdistricts with no existing zoning height limit (H-1, H-2, H-3, L-2 and M-2) now have an Interim Height Standard of 35'.

2. Interim Parking Controls

- o Revised off-street parking requirements for newly-created residential units are as follows:

<u>Gross Floor Area of Dwelling Unit</u>	<u>Off-Street Parking Spaces Required for Each Unit</u>
Less than 800 sq.ft.	1.50
800 sq.ft.-1,200 sq.ft.	1.75
Over 1,200 sq.ft.	2.00

- o Low-Income Elderly Housing requires .5 space per dwelling unit.

3. Institutional Development Review

The expansion of institutional uses in Mission Hill impacts the residential neighborhood by increasing vehicular traffic, increasing the need for city services, and often removing available land sought by the community for open space, or local residential, industrial or commercial development. Institutional development should be carefully reviewed in order to minimize impacts and maximize public benefits. A proposed project which includes an institutional use within the Mission Hill IPOD Study Area shall be granted an Interim Planning Permit only if such project is in conformity with an Institutional Master Plan. The Mission Hill PZAC or its successor organization will review and comment on the Institutional Master Plan in coordination with the Boston Redevelopment Authority's process for review and approval of master plans and development projects. For all institutions

located within the Longwood Medical Area, Institutional Master Plans must be reviewed by the Mission Hill PZAC prior to receipt of necessary city approvals for individual projects.

4. Transportation and Parking

Traffic and parking congestion in the neighborhood and along major boulevards is a major concern within the community. These impacts are generated by residential, commercial and institutional uses. New development must provide adequate vehicular access and off-street parking and, additionally, must mitigate impacts generated by the development. Transportation Access Plans must be prepared for projects which: (1) contain in excess of 25,000 square feet; (2) contain in excess of 15,000 square feet of retail space; (3) contain 15 or more residential units; (4) contain a parking use; or (5) contain an Institutional Use.

- a. Brigham Circle
- b. Parker Street
- c. Francis Street
- d. New England Baptist

Neighborhood Business District

A Neighborhood Business District is a square or node with concentrated retail uses, local businesses, and neighborhood services. Planning for such areas is required to protect the quality of these neighborhood services and the overall environment. The Mission Hill IFOD district includes the Brigham Circle Neighborhood Business District, which extends along Tremont Street and Huntington Avenue. A comprehensive analysis of Brigham Circle will be completed to determine its long-term capability to serve Mission Hill as that community's major commercial business district.

Transportation Master Plan

A Transportation Master Plan for the entire Mission Hill community will be prepared by the Boston Transportation Department and the Mission Hill neighborhood. The Plan will analyze current and projected transportation and parking conditions, in addition to necessary traffic improvements. A review of the community's public transit system will also be conducted, and recommendations for improvements will be made.

III. PLANNING ANALYSES

The Interim Planning Overlay District establishes that comprehensive planning studies will be conducted during the next 24-month period. The product of these planning analyses will be permanent zoning which will guide the growth in Mission Hill for the next 15 to 20 years. Several planning studies will be undertaken to develop an in-depth profile of Mission Hill, its existing conditions, available infrastructure capacity, land use needs for the future, and recommendations for future development control and management. These studies include:

Special Study Areas

Within the Mission Hill IPOD boundaries, four areas have been established as Special Study Areas. In contrast to other parts of the community, the essential character of these areas is not firmly established. Studies are needed to identify appropriate land uses before any new zoning regulations can be developed. The Mission Hill IPOD identifies these Special Study Areas:

- o Brigham Circle
- o Parker Street
- o Francis Street
- o New England Baptist

Neighborhood Business Districts

A Neighborhood Business District is a street or node with concentrated retail uses, local businesses, and neighborhood services. Planning for such areas is required to protect the quality of these neighborhood services and the overall environment. The Mission Hill IPOD district includes the Brigham Circle Neighborhood Business District, which extends along Tremont Street and Huntington Avenue. A comprehensive analysis of Brigham Circle will be completed to determine its long-term capacity to serve Mission Hill as that community's major commercial business district.

Transportation Master Plan

A Transportation Master Plan for the entire Mission Hill community will be prepared by the Boston Transportation Department and the Mission Hill neighborhood. The Plan will analyze current and projected transportation and parking conditions, in addition to necessary traffic improvements. A review of the community's public transit system will also be conducted, and recommendations for improvements will be made.

Open Space Plan

Mission Hill has a limited amount of open space, particularly in relation to its density of population. An Open Space Plan will be developed to identify appropriate measures to preserve and enhance existing open space resources and to create new, high-quality open space where appropriate.

Design Guidelines

During the planning period, design guidelines will be developed by the Mission Hill Planning and Zoning Advisory Committee and the BRA. The purpose of these guidelines will be to promote high-quality residential and commercial neighborhood design for future development that will enhance the urban design character of the community. These guidelines will address building design, facade design, preservation of historic structures, and signage.

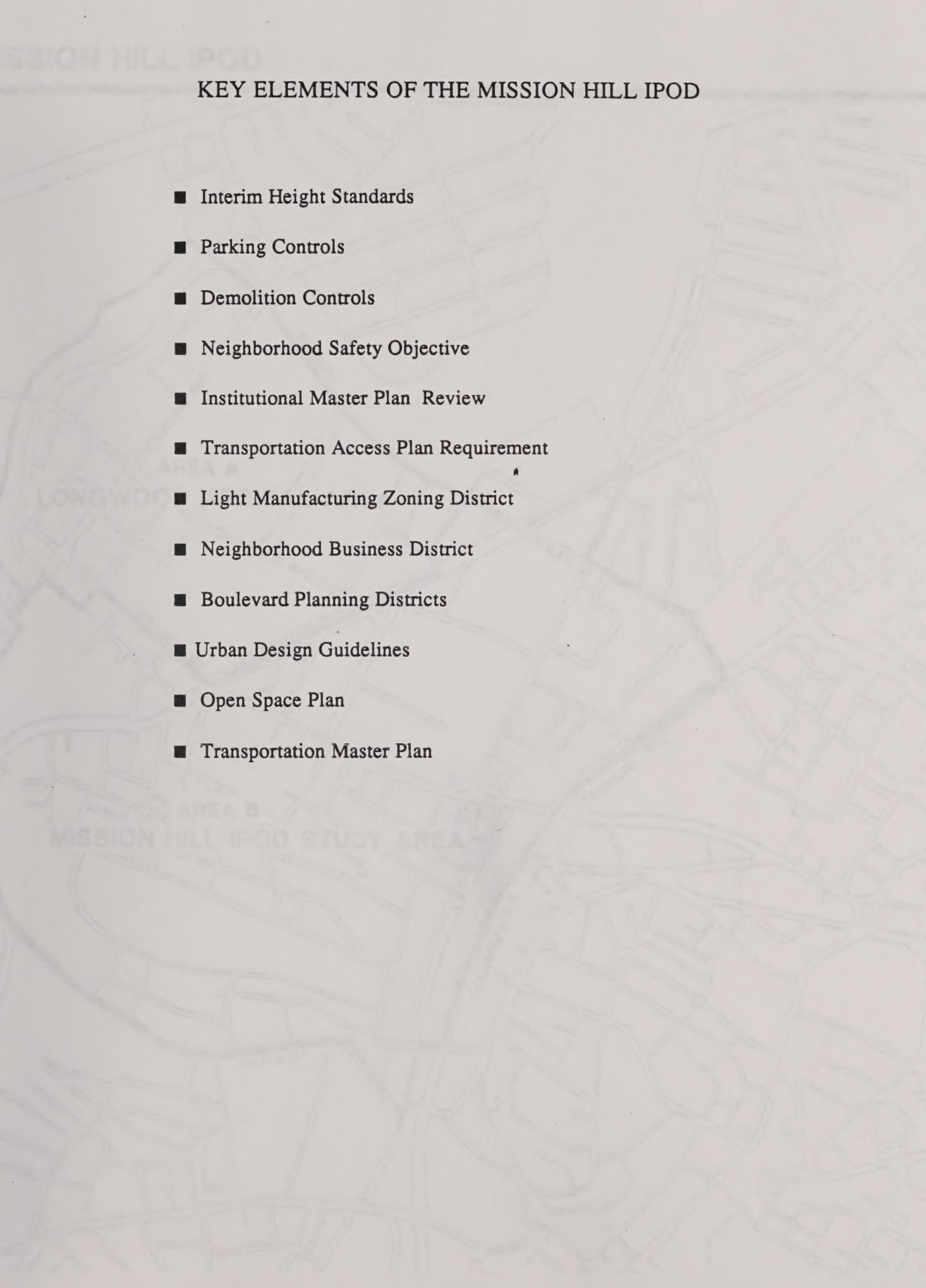
Boulevard Planning Districts

Major arterials and cross streets which provide primary access to the community and contain uses that provide services to the neighborhood are designated as Boulevard Planning Districts (BPDs). Planning in these districts is necessary to protect their visual coherence, their importance to the economy, and their transportation benefits to the community. Analyses required to formulate new zoning regulations for the BPDs shall be accomplished through special studies to be conducted by the Boston Redevelopment Authority with assistance from the Mission Hill Planning and Zoning Advisory Committee (PZAC). The following arterials and streets, or portions thereof, within the Mission Hill IPOD Study Area are designated as BPDs:

- o Huntington Avenue
- o South Huntington Avenue
- o Tremont Street
- o Heath Street
- o Francis Street (west side)
- o Parker Street

GOALS OF THE MISSION HILL INTERIM PLANNING OVERLAY DISTRICT

- To manage the future growth of Mission Hill
- To protect the residential character of the existing Mission Hill community
- To encourage the most appropriate use of land
- To promote affordable residential development
- To manage institutional growth
- To promote land uses which provide job opportunities to local residents
- To preserve and create open space resources
- To promote the continued improvement of Brigham Circle
- To protect historically and architecturally significant structures
- To promote the community's major roadways as boulevards and gateways to Mission Hill



KEY ELEMENTS OF THE MISSION HILL IPOD

- Interim Height Standards
- Parking Controls
- Demolition Controls
- Neighborhood Safety Objective
- Institutional Master Plan Review
- Transportation Access Plan Requirement
- Light Manufacturing Zoning District
- Neighborhood Business District
- Boulevard Planning Districts
- Urban Design Guidelines
- Open Space Plan
- Transportation Master Plan

MISSION HILL IPOD



SPECIAL STUDY AREAS



- A. Brigham Circle
- B. Parker Street
- C. Francis Street
- D. New England Baptist Hospital

BOULEVARD PLANNING DISTRICTS



HUNTINGTON AVENUE
SOUTH HUNTINGTON AVENUE
TREMONT STREET
HEATH STREET
FRANCIS STREET (west side)
PARKER STREET

BRIGHAM CIRCLE / NEIGHBORHOOD BUSINESS DISTRICT



5

Neighborhood History

The Mission Hill neighborhood, one of the oldest in the City of Boston, was founded in 1630. The earliest settlers were farmers and laborers who worked the land around the city. The period which defined the early character of the neighborhood was the 17th and 18th centuries.

NEIGHBORHOOD PROFILE

In the period from 1700 to 1800, the neighborhood was a rural area with a few scattered houses and a small church. The neighborhood was built on the slopes of the hill and the houses were built on the hillside. The neighborhood was built on the hillside and the houses were built on the hillside. The neighborhood was built on the hillside and the houses were built on the hillside.

From 1800 to 1850, the neighborhood was a rural area with a few scattered houses and a small church. The neighborhood was built on the slopes of the hill and the houses were built on the hillside. The neighborhood was built on the hillside and the houses were built on the hillside. The neighborhood was built on the hillside and the houses were built on the hillside.



By 1850, the Convent (House of the Sisters of the Holy Family) had been built on the Mission Hill area. The Convent was built on the hillside and the houses were built on the hillside. The Convent was built on the hillside and the houses were built on the hillside. The Convent was built on the hillside and the houses were built on the hillside.

From 1850 until the present, major residential development in the Mission Hill community has been concentrated in three major areas:

1. Mission Hill Main and Extension, urban housing projects completed in 1940 and 1952, and containing 1,611 units.
2. Whitney Redevelopment Project (Chatham Apartments, Back Bay Mansions and Parkman Square Apartments). Mission Hill's only redevelopment project, completed in 1955 and containing 563 new residential units, and
3. Mission Park, a public, open field, which contains 775 units.

MISSION HILL NEIGHBORHOOD PROFILE

Neighborhood History

The Mission Hill neighborhood, once part of the town of Roxbury, was annexed to Boston in 1867. The earliest settlements were farm estates dating from the Colonial period which defined the character of the area until the 1860's.

In the period from 1860-1880, streetcar service and sewage systems were extended to Mission Hill and induced the first major increase in population. Scattered housing was built on the slopes of the Hill, and German families who worked in the local breweries settled around its base. Industries developed adjacent to the rail line along what is now the Southwest Corridor. Mission Church was founded in 1869 and the existing stone church was constructed in 1878 to replace the original wooden building.

From 1885 to 1895 Mission Hill experienced a building boom that involved the construction of a large number of low cost frame houses. During this decade, new streets opened and public transportation shifted from the horse drawn car to an electric car line, which by 1894 was in operation along Huntington Avenue, and by 1899 extended along Brookline Avenue. As a result, by the turn of the century Mission Hill had become a homogeneous Irish-Catholic community.

By 1900, the Convent (House of Good Shepherd), New England Baptist Hospital and the Martin School had already established themselves as major institutional uses in the Mission Hill area. After 1900, cultural, medical and educational institutions moved from their downtown locations to the Mission Hill area because of their need for larger facilities and the availability of low priced vacant land accessible to public transportation. In the period between 1905 and 1926, the great majority of medical and educational institutions now located in the adjacent Longwood Medical Area completed their initial construction, with most of them being built on the 26 acre site which Harvard University purchased from the French estate, and which is now the location of the Harvard Medical School and affiliated hospitals.

From 1926 until the present, major residential development in the Mission Hill community has been concentrated in three major areas:

1. Mission Hill Main and Extension, public housing projects completed in 1940 and 1952, and containing 1,611 units;
2. Whitney Redevelopment Project (Charlesbank Apartments, Back Bay Manor and Franklin Square Apartments), Mission Hill's only redevelopment project, completed in 1965 and containing 600 non-subsidized units; and
3. Mission Park, a publicly-subsidized, mixed-income project containing 775 units.

3. Mission Park, a publicly-subsidized, mixed-income project containing 775 units.

Population and Housing

Mission Hill's population in 1990 was 13,286, or 2.4 percent of the City of Boston's total population. According to the 1990 U.S. Census, the Mission Hill population increased from 11,063 persons in 1980 to 13,286 in 1990, an increase of 20.1 percent. This increase results in large part from the renovation and rental of vacant units at the Mission Extension, as well as the development of new owner occupied units. Despite the new construction, though, a slight decrease in total housing units occurred between 1980 and 1990, leading to an increase of household size from 1.96 to 2.48 persons per unit. This current ratio is slightly below the city average of 2.37 persons per unit.

Mission Hill Population and Housing, 1980-1990

	<u>1980</u>	<u>1990</u>
Population	11,063 (1.9)	13,286 (2.3)
Housing units	5,641 (2.4)	5,356 (2.1)
Persons per unit	1.96	2.48

Note: Figures in brackets are percent of Boston total.

Demographics

The composition of residents in Mission Hill has shifted in the past 30 years from an Irish Catholic, family residential neighborhood to one of the city's more heterogeneous neighborhoods, containing a large proportion of young adults and single person households. Mission Hill is now a multi-ethnic neighborhood with 37% white non-Hispanic, 28% black non-Hispanic, 26% Hispanic, .5% Native American, 8% Pacific Islanders/Asians, and 2.3% other races.

Mission Hill Racial/Ethnic Composition
(in percent)

	<u>White Non- Hispanic</u>	<u>Black Non- Hispanic</u>	<u>Hispanic*</u>	<u>Native Americans</u>	<u>Pacific Islanders/ Asian</u>	<u>Other Races</u>
1980	41.8	31.4	20.9*	.5	4.1	1.3
1990	36.6	28.2	26.1	.5	8.3	.3
City of Boston (1990)**	.62	1.18	2.42	1.54	1.57	N.A.

Note: Percent may not total to 100 due to rounding.

*, 1980 Hispanic includes self-designated Hispanics plus those who speak Spanish in the home or were born in a Spanish-speaking country.

** Ratio of Planning District to city as a whole.

The 20% increase in population between 1980 and 1990 led to further shifts in the racial/ethnic composition of the population. Persons of Hispanic origin accounted for more than half (52%) of the increase, followed by Asian and Pacific Islanders with 29%, Black non-Hispanic 12%, and White non-Hispanic 11%. While the White population grew by 428 persons or 8.2%, the area lost White persons under 5-17 years of age (244 persons). The Black non-Hispanic group also lost population in the 5-17 year age range, while the Asians gained population in all age ranges.

Age Composition

The age composition of Mission Hill's population is disproportionately weighted to persons in the 15-24 year old age group, which represents 23.1% of the neighborhood's total population. This age group has increased by 10% in the past 10 years. The most significant shift in age composition between 1980-1990 took place in the 35-54 year age group which increased by 52%. The age group now represents 20.7% of the districts population.

Age Composition in 1990
(in percent)

	<u>0-14</u>	<u>15-24</u>	<u>25-34</u>	<u>35-54</u>	<u>55+</u>
Mission Hill	19.4	23.1	22.0	20.7	14.7
City of Boston	16	20	23	22	19

Household Composition

The household composition of Mission Hill families contains, in comparison to the city as a whole, a larger percentage of single person households and lower percentage of traditional family couples. In Mission Hill, there are fewer families (22%) than in the city as a whole (30%), and more single person households (33%) than in the city as a whole (20%).

Household Composition in 1990
(in percent)

	<u>Traditional Families and Couples</u>	<u>Single Parent Households</u>	<u>Single Person Household</u>	<u>Household of Unrelated Individuals</u>
Mission Hill	22.2	28.4	33.0	16.4
City of Boston	30	36	20	14

Only 8% of the Mission Hill population, or 1,060 persons, reside in group quarters. Of this total, 38% are residents of nursing homes and 29% reside in college dormitories.

Mobility and Migration

The heterogenous population composition is reflected in the diverse birthplaces of Mission Hill residents. Only 50% of 1990 residents were born in Massachusetts, 20% were foreign born, and 7% were US Nationals born abroad.

Place of Birth of 1980 Residents
(in percent)

	<u>Massachusetts</u>	<u>Other US and Canada</u>	<u>Abroad</u>	<u>Foreign Born</u>
Mission Hill	50	23	7	20
City of Boston	58	24	2	16

Labor Force Participation

The percentage of Mission Hill's population 16 years and over which were in the labor force in 1980 exceeded that of Boston as a whole. The unemployment rate of 13.1% in 1991, on the other hand, was substantially above the city average of 9.1%

Mission Hill Labor Force Characteristics

	<u>Persons 16 Years & Over 1980^a</u>	<u>Civilian Labor Force 1980^a</u>	<u>Labor Force Participation 1980^a</u>	<u>Unemployment Rate 1980^a</u>	<u>1991^b</u>
Mission Hill	8,407	5,078	60.4%	8.8%	13.1%
Boston	459,249	227,794	49.6%	6.1%	9.1%

Sources:

^a 1980 U.S. Census.

^b NSA data: BRA estimate based on the ratio of the Boston 1980 U.S. Census unemployment rate to the Boston 1991 rate. Boston and Mass. data: Department of Employment and Training.

Mission Hill workers are prevalent in the services sector, where more than 50% are employed. Other than government employment, where the participation rate is below the city average, Mission Hill's workers are employed in equal or similar proportion to workers in the city as a whole in the sectors of manufacturing, trade, finance, insurance, and real estate.

Industry of Resident Workers, 1980
(in percent)

	<u>Manufacturing</u>	<u>Trade</u>	<u>F.I.R.E.^a</u>	<u>Services</u>	<u>Government</u>	<u>Other</u>
Mission Hill	13.2	16.1	6.4	53.4	5.4	5.4
Boston	14.3	16.8	9.0	41.0	8.1	10.7

Note: a - Finance Insurance and Real Estate

Source: 1980 U.S. Census

Housing Stock

Mission Hill is characterized by a large proportion of rental housing located in smaller buildings. Approximately 80% of the units are rental, while 11% are owner-occupied. The vacancy rate in 1990 was 8.4%, slightly under that of the city as a whole. Twenty-four percent of total units are owned by the Boston Housing Authority. Only 8% of the neighborhood's housing stock (450 units) consist of condominiums.

Housing Type

	<u>Housing Stock</u>	<u>Aparts.</u>	<u>Condo</u>	<u>Mission Park</u>	<u>BHA</u>	<u>Res/Com.</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Four Family</u>
Mission Hill	5,360	830	450	400	1,290	280	110	320	1,420	240
	100%	15.5%	8.4%	7.5%	24.1%	5.2%	2.1%	6.0%	26.5%	4.5%
City of Boston	250,830	38,490	33,890	15,330	15,290	17,320	29,690	37,610	47,860	15,220
	100%	15.3%	13.5%	6.1%	6.1%	6.9%	11.8%	15.0%	19.1%	6.1%

Source: 1990 U.S. Census and Assessing Department

Housing Occupancy
(in percent)

	<u>Vacant</u>	<u>Owner Occupied</u>	<u>Rental Occupied</u>
Mission Hill			
1980	25.7	12.0	62.3
1990	8.4	11.3	80.2
City of Boston			
1990	8.9	28.1	63.0

Housing Costs

Housing costs in Mission Hill are slightly below the average for the city. The average owner-occupied single family home in Mission Hill in 1990 was valued at \$147,200, in contrast to an average value of \$175,000 for the city as a whole.

Due to the presence of significant amounts of public and assisted housing in Mission Hill, the lower quartile rent of \$163 is 50% of the citywide average for all rentals; the median of \$435 is 80 percent of the city median. Even the upper quartile rent of \$649 is still 88 percent of the citywide level. The average rent in Mission Hill is \$502, in contrast to \$564 for the city as a whole.

Transportation

The transportation patterns of Mission Hill's residents are characteristic of an inner city residential area including high transit use and workers walking to work. In contrast to the city average of 16%, 26% of Mission Hill residents walk to work. Similar to the city as a whole, 33% of the residents utilize mass transit.

The accessibility of Mission Hill to work and transit locations helps to account for 51% of all households not owning an automobile.

Means of Household Transportation to Work, 1980
(in percent)

	<u>Vehicle</u>	<u>MBTA</u>	<u>Walk</u>	<u>Other</u>
Mission Hill	38	33	26	3
City of Boston	46	33	16	5

Number of Vehicles Owned Per Household, 1980
(in percent)

	<u>None</u>	<u>1</u>	<u>2</u>	<u>3 or More</u>
Mission Hill	51	40	8	1
City of Boston	43	42	12	3

Sources for the Tables include the U.S. Census of Population and Housing, 1980.

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MISSION HILL INTERIM PLANNING OVERLAY DISTRICT



Text Amendment Application No.
Boston Redevelopment Authority
Mission Hill Interim Planning Overlay
District

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956 as amended, as follows:

By inserting, after Article 27M, for a period of twelve months from the effective date of this amendment, the following article:

ARTICLE 27M

MISSION HILL INTERIM PLANNING OVERLAY DISTRICT

SECTION 27M-1. Statement of Purpose. The purposes of this article are to implement interim planning standards and to facilitate the comprehensive planning and rezoning of the Mission Hill neighborhood; to manage the future development of Mission Hill for the use and benefit of the inhabitants of Mission Hill and Boston; to provide a predictable, clear, and understandable process for the public review of new development; to preserve and enhance the Mission Hill neighborhood; to discourage the displacement of residents; to encourage the most appropriate use of land; to lessen congestion in the streets; to provide for adequate parking facilities; to provide adequate light and air; to prevent overcrowding of land; to promote residential development that is affordable to all segments of the community; to promote mixed-income residential development; to manage institutional growth; to ensure compatibility of new buildings with existing buildings in terms of siting, scaling, massing and architectural design; to promote land uses which provide jobs for the city's residents; to preserve, enhance, and create open space; to promote the public safety through lighting which is conducive to positive safety standards; to provide community input concerning licensing and permitting processes for commercial uses; and to encourage the peaceable enjoyment of the city's amenities by all residents.

SECTION 27M-2. Declaration of Need for Interim Zoning. Interim zoning in the Mission Hill IPOD Study Area is necessary to provide the proper balance between competing land uses and economic and environmental factors. Characteristics of existing zoning that render it inappropriate include its failure to: provide for opportunities for appropriately-sited residential, commercial and mixed-use development which is beneficial to the community; discourage the inappropriate intermingling of industrial and manufacturing uses with residential, commercial,

cultural, and public open space uses; encourage cohesive neighborhood business districts; regulate building heights to protect views and vistas; regulate demolition; provide for adequate pedestrian and vehicular circulation and access; provide adequate parking controls; provide for the creation and rehabilitation of housing that is affordable to all segments of the community; prevent dense development that exacerbates the lack of open space and inhibits access to light and air; provide for zoning designations which result in the appropriate siting of land uses; preserve and enhance open space; protect historic structures and historic districts; provide standards for the rehabilitation and redevelopment of buildings in order to enhance the public safety; and preserve the architectural integrity of Mission Hill.

SECTION 27M-3. Definitions. For the purposes of this article only, the following terms shall have the meanings indicated.

1. "Adjusted Income" is defined as it is in 24 Code of Federal Regulations Section 813.102 (1986), as amended, or as set forth in regulations that are adopted in accordance with Section 27-25, if any, which regulations then shall govern.
2. "Affordable" means, in the case of an owner-occupied dwelling unit, requiring the expenditure by a Low-Income, Moderate-Income, or Upper-Moderate-Income Household for mortgage payments, insurance, real estate taxes, and condominium or cooperative fees of not more than thirty percent (30%) of its Adjusted Income to occupy the unit; and, in the case of a renter-occupied dwelling unit, requiring the expenditure by a Low-Income, Moderate-Income, or Upper-Moderate-Income Household for rent of not more than thirty percent (30%) of its Adjusted Income to occupy the unit.
3. "Annual Income" is defined as it is in 24 Code of Federal Regulations Section 813.106 (1986), as amended, or as set forth in regulations adopted in accordance with Section 27-25, if any, which regulations then shall govern.
4. "Applicant" means any person or entity having a legal or equitable interest in a Proposed Project which is subject to the provisions of this article, as set forth in Section 27-5, or the authorized agent of any such person or entity.
5. "Interim Planning Permit" means a permit granted pursuant to Section 27M-3 for a Proposed Project subject to the provisions of this article.
6. "Low-Income Household" means a household whose Annual Income does not exceed fifty percent (50%) of the Median Gross Income of households in the Boston Standard Metropolitan Statistical Area.

7. "Median Gross Income" is defined as it is in 24 Code of Federal Regulations Section 813.102 (1986), as amended, or as set forth in regulations that are adopted in accordance with Section 27-25, if any, which regulations then shall govern.
8. "Mission Hill IPOD" means the regulations imposed by this article.
9. "Mission Hill IPOD Study Area" means the area defined in Section 27__-4.
10. "Moderate-Income Household" means a household whose Annual Income does not exceed eighty percent (80%) of the Median Gross Income of households in the Boston Standard Metropolitan Statistical Area.
11. "Neighborhood Safety Objective" means the objective of creating an environment free from criminal activity and hazardous elements.
12. "Parking Use" means Use Item Nos. 58 and 59, Section 8-7, Table A.
13. "Proposed Project" means the erection, extension, or substantial demolition of any structure or the change of use or occupancy of any structure or land, for which a building or use permit is required.
14. "Residential Uses" means Use Item Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 8, 8A, and 10, Section 8-7, Table A.
15. "Substantial Demolition" means the demolition of a building, but does not include interior demolition or the demolition of a portion of a building or structure, such as a porch, fire escape, fence, balcony or chimney, or any other structure listed in Section 2-1(46).
16. "Underlying Zoning" means all zoning regulations, with the exception of this article, which are contained in this Code.
17. "Zoning Relief" means any variance, conditional use permit, exception, zoning map or text amendment, or any other relief granted by the Zoning Commission or Board of Appeal.

SECTION 27M-4. Physical Boundaries. This article is applicable only in the Mission Hill IPOD Study Area, which consists of the area depicted as the Mission Hill Interim Planning Overlay District on "Map 6 Roxbury" of the series of maps entitled 'Zoning Districts - City of Boston' dated August 15, 1962, as amended, and shown as Area "B" on the map attached as Appendix A to this article.

SECTION 27M-5. Applicability. Any Proposed Project within the Mission Hill IPOD Study Area is subject to the provisions of this article unless otherwise exempt pursuant to subsection 1 or 2 of this section.

1. The following Proposed Projects within the Mission Hill IPOD Study Area are exempt from the requirement of a grant of an Interim Planning Permit; provided that any such Proposed Project is in compliance with the Interim Height Standards, contained in Section 27M-11, and the Interim Parking Controls, contained in Section 27M-12:
 - (a) Any Proposed Project consisting solely of Residential Uses of not more than three (3) dwelling units in a Single Family Residential (S), General Residential (R), or Apartment Residential (H) district, provided such Proposed Project does not create any additional dwelling units; or
 - (b) Any Proposed Project consisting solely of Residential Uses of not more than three (3) dwelling units above the first story in a Local Business (L) district, provided such Proposed Project does not create any additional dwelling units.
2. The following Proposed Projects within the Mission Hill IPOD Study Area are exempt from the provisions of this article.
 - (a) Any Proposed Project for which application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this article and for which no Zoning Relief is required.
 - (b) Any Proposed Project for which appeal to the Board of Appeal for any Zoning Relief has been made prior to the first notice of hearing before the Zoning Commission for adoption of this article, provided that such Zoning Relief thereafter is granted by the Board of Appeal pursuant to such appeal.
 - (c) Any Proposed Project or site for which a planned development area development plan has been approved by the Boston Redevelopment Authority and the Zoning Commission prior to the first notice of hearing before the Zoning Commission for adoption of this article, whether or not such planned development area development plan thereafter is modified or amended.

SECTION 27M-6. Zoning Regulations in Effect; Conflict Provisions. The Mission Hill IPOD and Underlying Zoning together constitute the zoning regulations for the Mission Hill IPOD Study Area. Where conflicts exist between the provisions of

the Mission Hill IPOD and Underlying Zoning, the more restrictive provisions shall govern. Upon expiration of this article, the Underlying Zoning shall be the sole set of zoning regulations for the Mission Hill IPOD Study Area.

SECTION 27M-7. General Land Use Objectives for the Study Area. The general land use objectives for the Mission Hill IPOD Study Area are as follows:

To revise or establish land use controls to limit inappropriate increases in density and protect the character of the existing residential fabric; to retain and develop affordable housing; to encourage appropriate development of vacant land or underutilized parcels for housing; to encourage abandoned institutional uses to become residential uses; to minimize traffic and parking congestion in residential neighborhoods; to reinforce the existing character of low-scale residential development throughout Mission Hill; to protect residential areas from commercial and institutional expansion; to encourage owner-occupied housing; to preserve the maintenance and the character of the McLaughlin Playground, including the vistas it provides; to protect historically and architecturally significant structures and districts in residential and commercial areas; to develop parking controls which limit on-street parking and encourage the creation of underground and structured parking, where appropriate; to improve Brigham Circle, Mission Hill's principal neighborhood business district and to encourage pedestrian activity and street life which promotes neighborhood oriented businesses; to improve the quality of the Roxbury Crossing area; to develop sign controls and design guidelines which complement the historic architectural features and character of the business district; to encourage retail and/or office uses at the street level with residential uses above in the business district; to improve traffic flow and reduce congestion in the business district through parking and truck access and loading controls; to preserve and maintain existing open space through open space zoning and to encourage the creation and adequate distribution of accessible open space for active or passive recreational use; to regulate building height and massing in order that structures do not obstruct views; to thoroughly review existing manufacturing and R-8 zoning districts for compatibility with current residential patterns; to establish design guidelines and performance standards for manufacturing uses; to encourage a better process for citizen notification of Board of Appeal cases; to require appropriate notification to abutters of proposals to demolish existing residences and structures; and to encourage the effective enforcement of the Boston Zoning Code.

SECTION 27M-8. Special Study Areas. Four areas are established as Special Study Areas because of their special vulnerability to development which has the potential to alter significantly and negatively the character and the pattern of land uses in the surrounding areas. In contrast to other areas within the Mission Hill IPOD Study Area, the essential character of these areas is not firmly established, and there is a significant potential for inappropriate changes to occur. In these areas, individual

comprehensive planning studies are needed to identify appropriate land uses before any new zoning regulations can be implemented. Any new development in these areas shall be subjected to careful scrutiny. The boundaries of the Parker Street Special Study Area, the Brigham Circle Special Study Area, the Francis Street Special Study Area, and the New England Baptist Site Special Study Area are shown on Appendix B.

1. Brigham Circle. This Special Study Area is a major retail area of the community, includes an important component of the Mission Hill housing stock and residential population, and is bounded by the Longwood Medical Area. The Mission Hill neighborhood is vulnerable to unmanaged institutional expansion and retail development which may impact the residential neighborhood in terms of parking, vehicular circulation, and quality of life. In this Special Study Area, planning studies are necessary to provide for appropriate buffering between conflicting uses, to consider the future mix of uses in Brigham Circle, to mitigate any and all impacts of incompatible growth, to define appropriate uses, heights, and densities, and to improve its urban design character.
2. Parker Street. This Special Study Area extends from Parker Street to Heath and New Heath Streets, to Columbus Avenue and Tremont Street, and to Prentiss Street. The character of this area is not firmly established and there is a possibility for inappropriate development to occur here if comprehensive planning is not undertaken to identify appropriate usage of this area. For this reason, a comprehensive planning study of the Parker Street Special Study Area, inclusive of adjacent Columbus Avenue, is needed to carefully review uses, heights, and densities appropriate to this area.
3. Francis Street. This Special Study Area extends from Vining Street to Huntington Avenue, including an important component of the Mission Hill residential community. This residential component of the Mission Hill community is vulnerable to the impacts of institutional expansion. In this Special Study Area, planning studies are necessary to provide for appropriate measures to prohibit institutional expansion on its western side, protect the Francis Street residential community, and mitigate any and all impacts of institutional growth.
4. New England Baptist Site. This Special Study Area is comprised of a parking lot owned and operated by the New England Baptist Hospital, and four vacant housing structures owned by the hospital. The future long term use of such land is not firmly established and a comprehensive planning analysis of the site is necessary to carefully review the uses, heights, and densities appropriate to this area.

SECTION 27M-8(a). Longwood Medical Area. The Longwood Medical Area, as shown on Appendix A, is a part of the Mission Hill community. The Medical Area and its growth affects the entire Mission Hill residential community.

The role of community participation in determining appropriate land uses and development for the Longwood Medical Area is critical to the quality of life in the Mission Hill community. The Mission Hill Planning and Zoning Advisory Committee shall continue to play an active role in land use planning and development review through advising city agencies on land use and development decisions for the area. In order to encourage community participation, the Boston Redevelopment Authority shall request that each Institutional Master Plan be reviewed by the Mission Hill Planning and Zoning Advisory Committee, or its successor organization. The community review of such Master Plans shall include the review of Proposed Projects within the Institutional Master Plan in addition to the review of impacts and benefits of such Proposed Projects and Master Plan.

Comprehensive planning studies are necessary to carefully review and analyze potential allowed uses, heights, design guidelines, density, massing, parking, and floor area ratios appropriate for this area for incorporation into zoning for the Longwood Medical Area which recognizes its need to grow and develop, provides for community participation which will result in the mitigation of the impacts of such growth in addition to the provision of public benefits, and requires the approval of a Master Plan prior to the development of proposed projects.

For the purpose of this Section 8(a), the boundaries of the Longwood Medical Area are shown as Area A on Appendix A attached to this Article.

SECTION 27M-9. Boulevard Planning Districts. Major arterials and cross streets that serve as primary access to all of the community and that contain uses that provide services to the community are designated as Boulevard Planning Districts (BPDs). Planning in these districts is necessary to protect their visual coherence and importance to the economy and the transportation system of the community. Analyses required to formulate new zoning regulations for the BPDs shall be accomplished through special studies conducted by the Boston Redevelopment Authority with assistance from the Mission Hill Planning and Zoning Advisory Committee (PZAC). The purposes of the revised zoning will be to: (a) protect and promote the BPDs as gateways to the community where appropriate, and as mixed-use commercial centers; (b) encourage a mix of uses that promotes and sustains economic viability and residential stability by providing employment opportunities, services for residents and visitors, and affordable and market-rate housing; (c) preserve open space and historic structures; (d) address transportation and parking problems and identify appropriate sites for neighborhood public parking within commercial areas; (e) establish design guidelines and signage controls to enhance the aesthetic character and economic viability of the BPDs; and (f) encourage development of bicycle and pedestrian paths and amenities. Any Proposed Project within the Mission Hill IPOD Study Area on a lot

adjacent to a BPD will be reviewed according to the land use objectives of the subdistrict within which the project is located and according to the objectives for the BPD that are formulated during the interim planning period. The following arterials and streets, or portions thereof, within the Mission Hill IPOD Study Area, as shown on Appendix C, are hereby designated as BPDs:

- a. Huntington Avenue
- b. South Huntington Avenue
- c. Tremont Street
- d. Heath Street
- e. Francis Street (west side)
- f. Parker Street

SECTION 27M-10. Neighborhood Business District. In Mission Hill, most retail uses occur along the Tremont Street and Huntington Avenue corridors in the Brigham Circle area. A variety of retail uses are concentrated in this area which serve local residents. This area has the greatest potential to become more pedestrian-oriented. Planning for this area, or Neighborhood Business District (NBD), is necessary: to define its proper boundaries; to protect its integrity and viability; to prevent the decline of neighborhood services and its associated job loss; to address the problems of insufficient parking, difficult pedestrian and vehicular circulation, inappropriate signage, and insufficient pedestrian amenities; to improve the streetscape appearance; to improve the quality of the Roxbury Crossing area; and to undertake comprehensive planning studies as defined in Section 27M-8 as necessary to address the impacts of institutional development.

The Mission Hill IPOD Study Area includes the following Neighborhood Business District, as shown on Appendix D, to be examined in conjunction with the Boulevard Planning District studies:

- a. Brigham Circle

SECTION 27M-11. Interim Height Standards. Proposed Projects within the Mission Hill IPOD Study Area are governed by the interim height standards set forth in Table 1 of this section, except that the interim height standards for any Proposed Project described in an Institutional Master Plan approved in accordance with Section 27M-13, shall be as set forth in such approved Master Plan.

TABLE 1

**Mission Hill Interim Planning Overlay District
Interim Height Standards**

<u>Existing Underlying Zoning Designation</u>	<u>Underlying Zoning Height Controls</u>		<u>Interim Height Standards</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
R-8	3	35	3	35
H-1	none	none	3	35
H-2	none	none	3	35
H-3	none	none	3	35
L-5	2-1/2	35	2-1/2	35
L-1	3	35	3	35
L-2	none	none	3	35
B-1	3	40	3	40
M-1	2-1/2	35	2-1/2	35
M-2	none	none	2-1/2	35

SECTION 27M-12. Interim Parking Controls. Within the Mission Hill IPOD Study Area, the following interim parking controls apply to any Proposed Project that includes a use included in Table A of Section 8-7 under Use Item Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 8A, 9, 10, 11, 12, 13, 13A, 14, or 15:

- For any dwelling unit(s) created after the effective date of this article, the following off-street parking formula applies unless otherwise provided by this section:

<u>Gross Floor Area of Dwelling Unit</u>	<u>Off-Street Parking Spaces Required for Each Unit</u>
less than 800 sq.ft.	1.50
800-1,200 sq.ft.	1.75
over 1,200 sq.ft.	2.00

2. Proposed Projects for elderly persons of low income shall provide 0.5 off-street parking space per dwelling unit if such housing project is constructed under Chapter 121B of the General Laws of Massachusetts or the United States Housing Act of 1937, as amended.

SECTION 27M-13. Institutional Master Plan. A Proposed Project for the erection or extension of a structure, which new structure or extension exceeds 10,000 square feet to be used for an "Institutional Use" within the Mission Hill IPOD Study Area shall be granted an Interim Planning Permit only if such Proposed Project is in conformity with an Institutional Master Plan approved pursuant to this section. For the purposes of this section, an Institutional Use is defined as any use included in Use Item Nos. 11, 12, 13, 13A, 14, 16A, 18, 20, 20A, 22, 23, 24, and 25, Section 8-7, Table A.

1. An Institutional Master Plan shall project at least five years into the future and at a minimum shall contain the following: a statement of the Applicant's present and future needs for academic, service, research, housing, patient care, and parking facilities, and a description of the uses, scale, and character of proposed or potential development.
2. An Institutional Master Plan shall include a Parking Management and Mitigation Plan.
3. Specific elements to be included in an Institutional Master Plan shall be determined through a scoping process by the Boston Redevelopment Authority and the community which identifies the issues related to a Proposed Project.
4. Within five (5) days after submission of the Applicant's Institutional Master Plan ("IMP") to the Boston Redevelopment Authority, the Boston Redevelopment Authority shall: (a) transmit a copy of the IMP to the Mission Hill PZAC; (b) publish notice of such submission in one or more newspapers of general circulation in the city, such notice to state the name of the Applicant and the street address of the Proposed Project (or other information sufficient to identify its location); and (c) make copies of the IMP available for review by the public. Within sixty (60) days of such notice, public comments, including the comments of public agencies, shall be transmitted in writing to the Boston Redevelopment Authority. The Mission Hill PZAC shall hold a public meeting to allow public review and comment on the IMP within sixty (60) days of the first publication of notice of submission to the Mission Hill PZAC. Within ninety (90) days of publication of such notice, the Mission Hill PZAC shall submit a report and recommendations to the Boston Redevelopment Authority regarding its review of the IMP. If the Mission Hill PZAC has not held a public meeting

within sixty (60) days of publication of such notice or made its recommendation within ninety (90) days of publication of such notice, the Boston Redevelopment Authority may render its decision without such meeting having been held or such recommendation having been made.

5. Based on public comments, the Mission Hill PZAC's recommendation, and the Boston Redevelopment Authority's review of the Applicant's IMP, the Boston Redevelopment Authority after public hearing either shall approve the IMP, conditionally approve the IMP, or disapprove the IMP. The Boston Redevelopment Authority shall not approve the Applicant's IMP unless the Boston Redevelopment Authority finds: (a) that the IMP conforms to the general plan for the City as a whole; and (b) that, on balance, nothing in the IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare. The Board of Appeal shall not grant an Interim Planning Permit and the Building Commissioner shall not grant a building, use or occupancy permit for a Proposed Project which includes an Institutional Use subject to the provisions of this Section 13 unless the Director of the Boston Redevelopment Authority has issued a certification that such Proposed Project is in conformity with an IMP approved pursuant to this Section.

All amendments to an IMP that has been approved pursuant to this Section shall be reviewed by the BRA which shall determine whether the proposed amendment is a minor amendment which complies with the original intent of the approved IMP or is a substantial amendment. The procedure for substantial amendment of an IMP shall be the same procedure for initial approval of the IMP as set forth above. The Board of Appeal shall not grant an Interim Planning Permit and the Building Commissioner shall not grant a building, use or occupancy permit for a Proposed Project which includes an Institutional Use subject to the provisions of this Section 13 unless the Director of the BRA has issued a certification that such Proposed Project is in conformity with an amended IMP which has been approved pursuant to this Section, specifically regarding the requirements of subsection 4.

SECTION 27M-14. Transportation Master Plan. A Transportation Master Plan for the Mission Hill IPOD Study Area shall be developed by the Boston Redevelopment Authority, working in conjunction with the Boston Transportation Department, and the Mission Hill PZAC and shall include the following:

1. Determination of off-street parking requirements for all Proposed Projects which include residential and/or commercial uses.
2. Specification of parking and access controls to be implemented in commercial areas.

3. Identification of appropriate sites for commercial parking within commercial areas.
4. Analysis of public transit access locations relative to siting and size of any potential or actual Proposed Project.
5. Determination by the Boston Transportation Department of specified truck routes that avoid residential streets.
6. Recommendations concerning possible improvements to traffic circulation.

SECTION 27M-15. Transportation Access Plan. A Transportation Access Plan is required of any Applicant seeking a building permit for any Proposed Project exceeding 25,000 square feet, any Proposed Project that includes a retail use listed in Use Item Nos. 34, 34A, 35, or 36, Section 8-7, Table A, in excess of 15,000 square feet, any Proposed Project that includes a Residential Use and comprises fifteen (15) or more dwelling units, any Proposed Project that includes a Parking Use, or any Proposed Project for an Institutional Use subject to the provisions of Section 27M-13. The Plan shall consist of impact assessment, mitigation, and monitoring components as follows:

1. The impact assessment component shall identify and evaluate the impact of the Proposed Project on the city's transportation network.
2. The mitigation component shall propose measures to minimize the transportation-related impact of the Proposed Project.
3. The monitoring component shall describe provisions for periodic re-evaluation of the effectiveness of proposed mitigation measures.

SECTION 27M-16. Light Manufacturing Subdistrict. During the interim planning period, establishment of a subdistrict for Light Manufacturing shall be considered by the Boston Redevelopment Authority, the Economic Development and Industrial Corporation of Boston, and the Mission Hill PZAC. The district, if designated by the Zoning Commission, would provide for a limited number of allowed light manufacturing uses compatible with adjacent residential areas, which uses will provide job opportunities for the community.

SECTION 27M-17. Open Space Plan. During the interim planning period, an Open Space Plan shall be developed by the Boston Redevelopment Authority, in conjunction with the Mission Hill PZAC, to accompany revised zoning and to guide future development. The Open Space Plan will emphasize historic, geographic, and functional links to historic Mission Hill, to recreation areas within Mission Hill, and to the existing open space and park system. The Open Space Plan also shall identify appropriate locations and opportunities for new open space sites in Mission Hill.

SECTION 27M-18. Design Guidelines. During the interim planning period, design guidelines shall be developed by the Mission Hill PZAC and the Boston Redevelopment Authority. The purpose of these guidelines will be to promote residential and commercial neighborhood design for future development that will enhance the urban design of the community and reinforce the positive scale, character, massing, and architectural elements that exist in the Mission Hill IPOD Study Area. Design guidelines shall, at a minimum, address building design, open space and landscaping, security, historic structures and signage, and within the Boulevard Planning Districts, any additional elements specific to those areas.

SECTION 27M-19. Demolition Controls. To protect the Mission Hill IPOD Study Area until the enactment of permanent zoning regulations, substantial demolition within the Mission Hill IPOD Study Area shall require an Interim Planning Permit in accordance with the provisions of this article and Section 27M-3; provided, where it is determined by the Commissioner of Inspectional Services that the demolition of a structure will remove a building in hazardous, unusable, or irreparable condition in accordance with applicable provisions of Sections 123 and 124 of the Building Code, an Interim Planning Permit shall not be required for demolition of a structure. Applications for an Interim Planning Permit for substantial demolition of a structure within the Mission Hill IPOD Study Area shall be subject to provisions for review and recommendation to the Board of Appeal by the Boston Redevelopment Authority, which shall solicit the recommendation of the Mission Hill PZAC. During the Mission Hill IPOD planning period, provisions for review by the Boston Redevelopment Authority and the Mission Hill PZAC of applications for demolition permits shall be formulated and proposed for enactment as permanent regulations. The Board of Appeal shall grant an Interim Planning Permit for demolition of a structure only if it finds that the demolition will not be detrimental to the historical or architectural character of the Mission Hill IPOD Study Area.

SECTION 27M-20. Neighborhood Safety Objective. Any Proposed Project within the Mission Hill IPOD Study Area shall be reviewed by the Boston Redevelopment Authority and the Mission Hill PZAC as to its effect on the Neighborhood Safety Objective in the Mission Hill IPOD Study Area. The design, massing, lighting, density, and use of the Proposed Project shall be examined, as well as any other required State or City licensing or permitting requirements. Such review shall consider the extent to which a Proposed Project enhances the Neighborhood Safety Objective of the Mission Hill community.

SECTION 27M-21. Standards for Issuance of Interim Planning Permit. The Board of Appeal shall grant an Interim Planning Permit for a Proposed Project subject to the provisions of this Article only if it finds that: (a) the benefits to the community outweigh the burdens imposed; and (b) the Proposed Project is in substantial accord with the following:

1. The land use objectives of Section 27M-7;

2. The planning studies conducted pursuant to Sections 27M-8, 27M-9, and 27M-10;
3. The interim height standards set forth in Section 27M-11;
4. The interim parking controls set forth in Section 27M-12;
5. The institutional master plan requirements set forth in Section 27M-13;
6. The transportation access plan requirements set forth in Section 27M-15; and
7. Any other provision of this article.

In issuing an Interim Planning Permit, the Board of Appeal shall provide in its written decision specific reasons why the Proposed Project is in substantial accord with the above standards.

SECTION 27M-22. Enforcement. The Building Commissioner shall not issue a building, demolition, or use permit for any Proposed Project located in the Mission Hill IPOD Study Area subject to the provisions of this article, other than those exempt pursuant to Section 27M-5, unless the Board of Appeal has approved an Interim Planning Permit for the Proposed Project in accordance with Section 27M-19 and Section 27M-3.

SECTION 27M-23. Sunset Provision; Subsequent Amendments. This article shall be in effect for fourteen (14) months from the effective date of this amendment, unless otherwise extended pursuant to Section 27M-2. While in effect, this article or portions of this article may be repealed or superseded by subsequent amendments to this article or by amendments to the Underlying Zoning as to which notice of a public hearing before the Zoning Commission is published after the effective date of this article. Upon expiration of the period for which this article is in effect, Underlying Zoning, as amended, alone shall constitute the zoning regulations for the area governed by this article.

SECTION 27M-24. Timetable for Rezoning. Submission of proposed zoning changes by the Boston Redevelopment Authority to the Zoning Commission shall be completed within twelve (12) months from the enactment of the Mission Hill IPOD, and notice of the Zoning Commission hearing on any petition to adopt proposed zoning changes shall be published within fourteen (14) months of the enactment of the Mission Hill IPOD; provided, failure of the Boston Redevelopment Authority to submit proposed zoning changes to the Zoning Commission within twelve (12) months shall not invalidate any provision of the Mission Hill IPOD or Underlying Zoning.

SECTION 27M-25. **Regulations.** The Boston Redevelopment Authority may promulgate regulations to administer this article.

SECTION 27M-26. **Severability.** The provisions of this article are severable, and if any such provision or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this article.

Petitioner: Boston Redevelopment Authority

By: Theodore S. Chandler, Acting Director

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Date: _____

MISSION HILL IPOD



AREA A
LONGWOOD MEDICAL AREA

AREA B
MISSION HILL IPOD STUDY AREA

APPENDIX B

SPECIAL STUDY AREAS



- A. Brigham Circle
- B. Parker Street
- C. Francis Street
- D. New England Baptist Hospital

PENDIX C

BOULEVARD PLANNING DISTRICTS



APPENDIX D

BRIGHAM CIRCLE / NEIGHBORHOOD BUSINESS DISTRICT



[illegible]